



# PUBLIC HEARING NOTICE

**To:** Tigard Triangle Property Owners and Neighbors  
**Date of Notice:** November 3, 2016  
**Staff Contact:** Susan P Shanks at 503-718-2454 or [susans@tigard-or.gov](mailto:susans@tigard-or.gov)

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## Proposal:

The City of Tigard proposes to create a new Urban Renewal Area in the city that encompasses property in and around the Tigard Triangle. See map on reverse. You are receiving this notice because you own property in or near the area. Urban renewal and the proposed Urban Renewal Plan for this area are described in more detail on the enclosed handout.

**A copy of the proposed Urban Renewal Plan is available at city offices and online at:**  
[www.tigard-or.gov/Projects/TigardTriangle/tt\\_UR\\_Plan.pdf](http://www.tigard-or.gov/Projects/TigardTriangle/tt_UR_Plan.pdf)

## Public Hearings:

Planning Commission	City Council
<b>Date:</b> Nov 14, 2016	<b>Date:</b> Dec 13, 2016
<b>Time:</b> 7:00 p.m.	<b>Time:</b> 6:30 p.m.
<b>Location:</b> City Hall (13125 SW Hall Blvd)	<b>Location:</b> City Hall (13125 SW Hall Blvd)

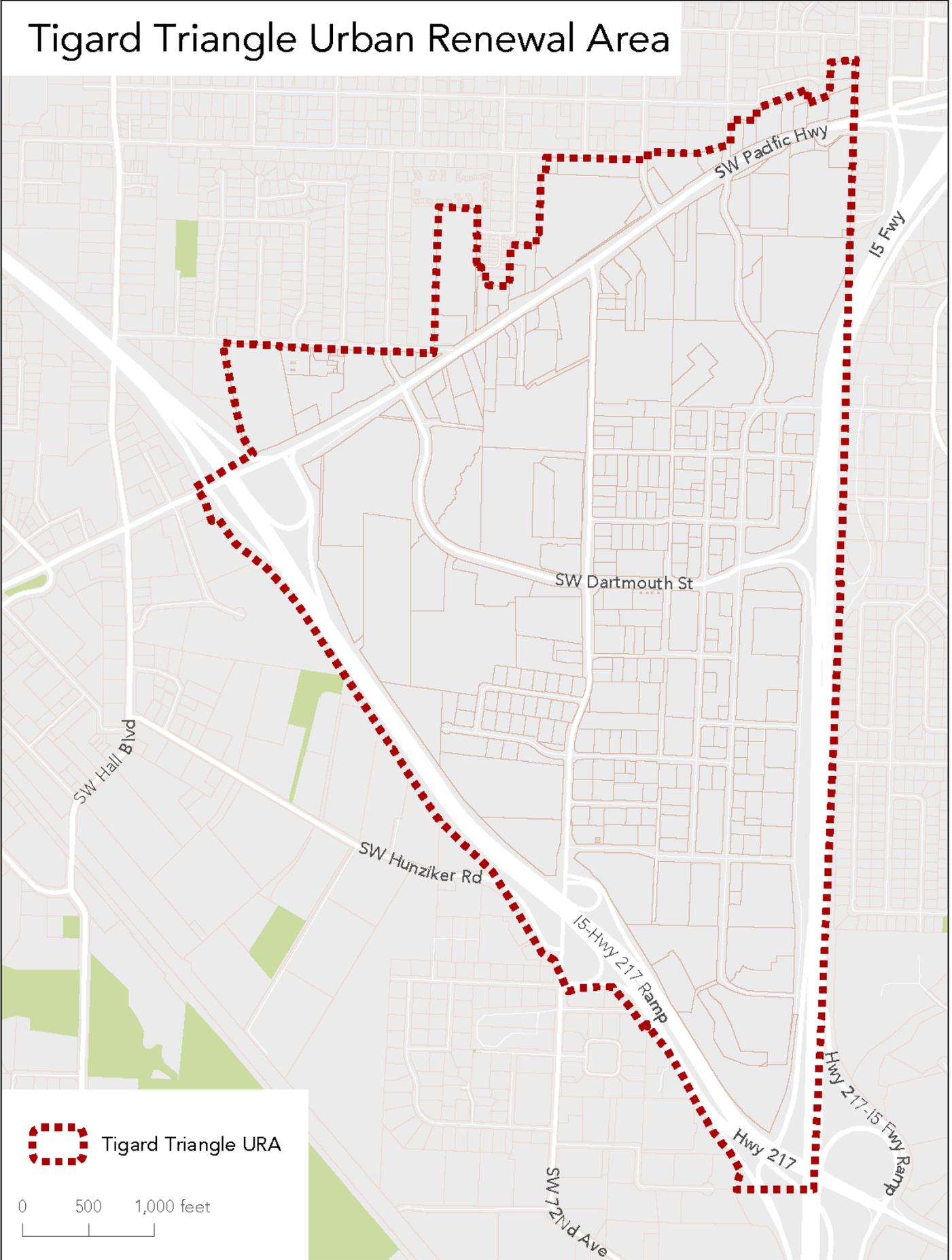
You are invited to attend these public hearings and provide oral or written testimony on the proposal.

The purpose of the Planning Commission hearing is to review the proposed Tigard Triangle Urban Renewal Plan for its conformance with the Tigard Comprehensive Plan, take public testimony, and make a recommendation to the Tigard City Council on adoption. The purpose of the City Council hearing is to review the proposed Plan, take public testimony, formally respond to any taxing district comments, and vote on adopting the Plan.

The public hearings on this matter will be conducted in accordance with the rules of procedure adopted by the Tigard Planning Commission and City Council, which are available at City Hall. Public oral or written testimony is invited. All documents are available for inspection at no cost at the Tigard Permit Center at 13125 SW Hall Blvd. Copies can be obtained at a charge.

Assistive listening devices are available for persons with impaired hearing. The city will also endeavor to arrange for qualified sign language interpreters and qualified bilingual interpreters upon request. Please call 503-639-4171, ext. 2438 (voice) or 503-684-2772 (tdd - telecommunications devices for the deaf) no less than one week prior to the hearing to make arrangements.

# Tigard Triangle Urban Renewal Area



Tigard Triangle URA

0 500 1,000 feet



# URBAN RENEWAL HELPS IMPROVE COMMUNITIES

Urban renewal is a powerful funding tool currently in place in over 75 communities across Oregon. It's used to help areas that have significant barriers to development and are rundown and/or not performing well. Urban renewal works by generating tax revenue from within a specifically defined area through the use of tax increment financing (TIF). It uses this revenue to encourage private investment, fix major street and utility deficiencies, and support the community's vision for the area.

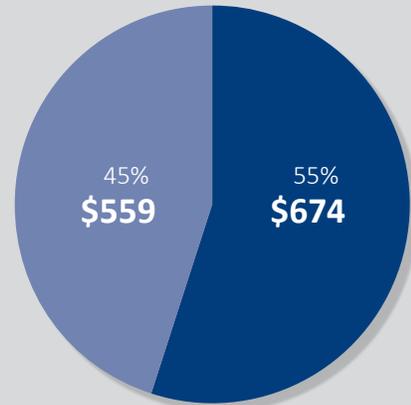
## NO NEW TAXES

Urban renewal is **NOT** a new tax on property anywhere in the city—urban renewal only changes how tax revenue within an urban renewal area is allocated. The pie charts at right are for a sample property valued at \$100,000 within an urban renewal area. The urban renewal rate is not constant from year to year, but this shows how a sample tax bill remains the same with or without urban renewal.

## TAX REVENUES REALLOCATED

Here's how it works. When an urban renewal area (URA) is formed, **property values** within the URA are frozen. Tax revenue from this "frozen base" continues to go to taxing districts annually for the life of the URA. Tax revenue on any increase in property value—from new development and/or appreciation—is allocated to the Urban Renewal Agency for projects in the URA. School districts are not directly affected by urban renewal. Property tax revenues foregone by school districts because of urban renewal may be substantially replaced with State School Fund revenues.

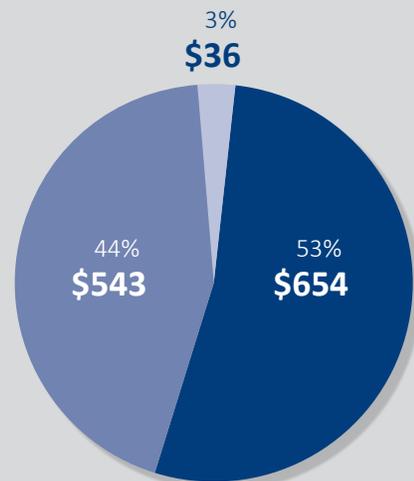
### TAXES WITHOUT URBAN RENEWAL



**\$1,233 Total**

■ General Government ■ Education

### TAXES WITH URBAN RENEWAL



**\$1,233 Total**

■ Urban Renewal ■ General Government ■ Education



# TIGARD TRIANGLE URBAN RENEWAL PLAN

## URBAN RENEWAL AREA

The proposed urban renewal area for the Tigard Triangle consists of about 550 acres. The area includes properties west of Interstate 5, east of Highway 217, and just north of Highway 99.

## URBAN RENEWAL PROJECTS

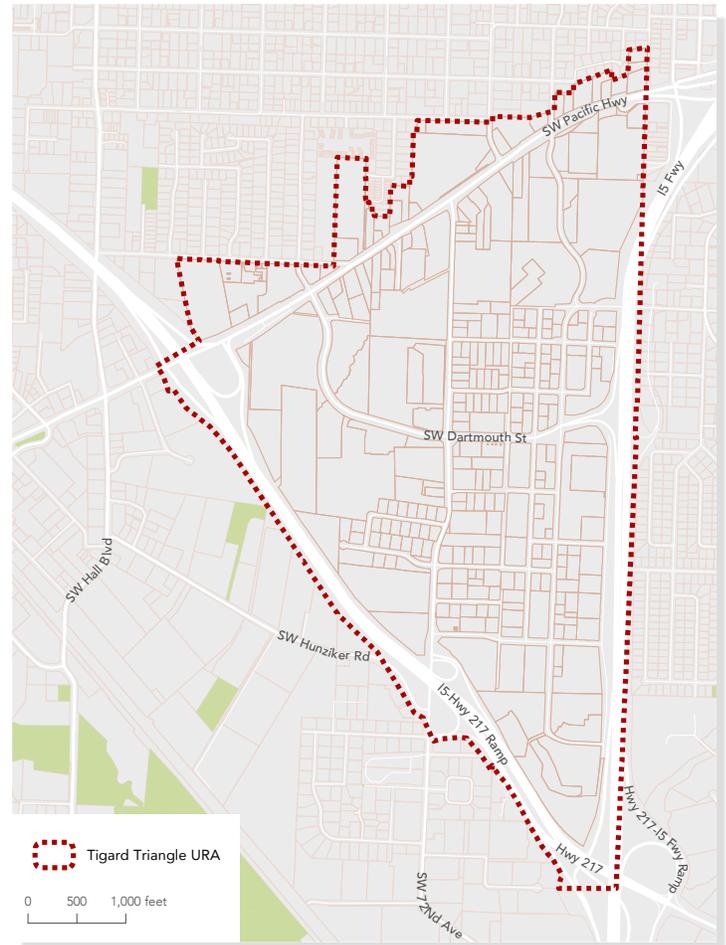
Revenue generated by property taxes within the area will be spent on projects to improve walkability, create more employment and housing opportunities, and address a variety of transportation issues. Identified projects include:

- **New streets and sidewalks**
- **Workforce housing**
- **New trails and parks**
- **Red Rock Creek restoration**
- **Small business support**
- **Major sewer line repairs**
- **Intersection improvements**

## TIME AND COST LIMITATIONS

The maximum amount of money the Urban Renewal Agency can spend on projects and financing costs during the life of the area is \$188 million. The urban renewal area is expected to close in 35 years.

## URBAN RENEWAL AREA



## PUBLIC APPROVAL PROCESS

For more information about the Tigard Triangle Urban Renewal Plan go to [www.tigard-or.gov](http://www.tigard-or.gov) and look for the Tigard Triangle link under the city's Major Projects.

